

NORTH OF WHITELEY DEVELOPMENT FORUM

3 JULY 2014

NORTH OF WHITELEY MAJOR DEVELOPMENT AREA UPDATE

REPORT OF CORPORATE DIRECTOR

Contact Officer: Nigel Green Tel No: 01962 848 562 ngreen@winchester.gov.uk

RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

The report provides an update on the planning context for the proposed North of Whiteley Major Development Area. The report notes that the Council is in the process of preparing a bid for government funding to bring forward key items of infrastructure. It also gives an outline of pre-application planning work currently underway and the timetable for the submission of the outline planning application for the site.

RECOMMENDATIONS:

That the report be noted.

NORTH OF WHITELEY DEVELOPMENT FORUM

3 JULY 2014

NORTH OF WHITELEY MAJOR DEVELOPMENT AREA UPDATE

REPORT OF CORPORATE DIRECTOR

DETAIL:

1 Introduction

- 1.1 Since the last meeting of the Forum on the 13th November 2013, the detailed technical work to finalise the outline planning application for the development of North Whiteley has continued, and is nearing completion. The application, and associated evidence base is now in the final stages of preparation and is expected to be ready for submission by the end of September. It will essentially be an outline application with all matters reserved, with the exception of the detailed design of the access arrangements, and principal roads. The application will be accompanied by a full Transport Assessment, an Environmental Impact Assessment, a Design and Access Statement, and a Design Code. The expectation is that the Council will determine the application early in 2015.
- 1.2 Needless to say, to put together the application and finalise all the relevant documentation and studies has been an intensive and time consuming process and this has taken much longer than originally anticipated. While this work has yet to be completed it is sufficiently advanced that it can now be presented to the Forum, but importantly at a time when it can still influence the outcome.
- 1.3 Since the Forum last met meetings have continued to be held with Natural England, the Highways Agency, Hampshire County Council and adjoining local authorities to up-date them on the emerging evidence base and to resolve a number of technical issues. In addition a workshop was held on the 14th May to review progress on preparing the Design code. This was attended by elected members and representatives from Whiteley and adjoining areas, including the neighbouring boroughs.
- 1.4 An update on the work to date, and the programme for completing it will be given to the Forum by officers and by consultants acting for the consortium. This will include an up-date on transport, phasing, Green Infrastructure, and the Design Code.
- 1.5 Over the coming months it is expected that all the above work streams will be finalised. The Design Code and up-dated masterplan will be the subject of an independent design review to be undertaken by the South East Regional Design Panel. Before the application is submitted a public exhibition will be held to explain the contents of the application and how it has responded to the on-going consultations with all the interested parties. It is also expected that a further meeting of the Forum will take place at the time of submission, again to explain the nature and content of the application and how it has responded

to various comments made by Forum members. The next meeting of the Forum and the exhibition are expected to be held in mid September.

- 1.6 The character and quality of North Whiteley will to a large extent depend on how well it exploits the potential of its landscape setting to provide a network of substantial areas of open space, which retains as far as is practical the significant areas of tree cover.
- 1.7 The Council has worked closely with the development consortium to make a bid to the government's Large Sites Infrastructure Program for £14 million pounds of infrastructure funding. This will help to bring forward key items of physical infrastructure primarily centred on the principal road network, and will ease viability concerns, which always arise on large development sites such as this. The outcome of the bid is expected to be known in July.

OTHER CONSIDERATIONS:

2 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 2.1 The delivery of a successful new community through the MDA north of Whiteley is an integral part of the City Council's strategy for sustainable development as set out in its Local Plan Part 1.

3 RESOURCE IMPLICATIONS:

- 3.1 There are no resource implications arising directly from this report.

4 RISK MANAGEMENT ISSUES

- 4.1 There are no risk management issues arising directly from this report.

BACKGROUND DOCUMENTS:

Minutes of the meeting held on the 13th November 2013

APPENDICES:

None